

Media Release

August's Residential Prices Remain Stable Despite Drop in Sales

Edmonton, September 3, 2019: Total residential unit sales in the Edmonton Census Metropolitan Area (CMA) real estate market for the month of August 2019 dropped 6.38% compared to August 2018. The number of new residential listings is also down, dropping 4.73% from August 2018, and overall inventory in the Edmonton CMA fell 12.21% from August of last year.

Single family home unit sales are down 9.01%, while condo unit sales dropped 3.05%, and unit sales of duplexes fell 4.40% from the same period of time last year.

All residential average prices remained stable at \$367,339, similar to August 2018, and are virtually unchanged from July 2019. Single family homes sold for an average of \$434,634, a 2.24% year-over-year increase from August 2018, and a 1.14% increase from July 2019. Condominiums sold for an average of \$234,480, a 5.16% drop year-over-year, but an increase of 5.19% from the previous month. Duplexes are up 7.00% from last year to \$354,455, which was a 6.34% increase from the previous month.

“Edmonton real estate prices have remained relatively stable” says REALTORS® Association of Edmonton Chair Michael Brodrick. “Single family home pricing is virtually unchanged, condos are up 5.19% from last month, while duplexes increased 7.00% year-over-year.”

Single family homes averaged 57 days on the market, a one day decrease from last year. Condos spent one day longer on the market, from 73 to 74 days, while duplexes averaged 61 days on market, a two day decrease from August 2018. Overall, all residential listings averaged 62 days on market, a 1.59% decrease year-over-year, and remained the same as the previous month.

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MLS® System Activity 2019	August 2019	M/M % Change	Y/Y % Change
(for all-residential sales in Edmonton CMA ¹)			
SFD ² average ³ selling price – month	\$434,634	1.14%	2.24%
SFD median ⁴ selling price – month	\$392,500	-1.63%	1.36%
Condominium average selling price	\$234,480	5.19%	-5.16%
Condominium median selling price	\$218,500	4.05%	-3.21%
All-residential ⁵ average selling price	\$367,339	0.27%	0.10%
All-residential median selling price	\$345,000	-1.43%	-0.01%
# residential listings this month	3,043	1.06%	-4.73%
# residential sales this month	1,571	-18.22%	-6.38%
# residential inventory at month end	8,818	-3.02%	-12.21%
# Total ⁶ MLS® System sales this month	1,918	-17.43%	-6.71%
\$ Value Total residential sales this month	598,972,728	-18.58%	-6.58%
\$ Value of total MLS® System sales – month	716,321,406	-14.79%	-4.98%
\$ Value of total MLS® System sales - YTD	5,215,382,439	16.79%	-4.52%

¹ Census Metropolitan Area (Edmonton and municipalities in the four surrounding counties)

² Single Family Dwelling

³ Average: The total value of sales in a category divided by the number of properties sold

⁴ Median: The middle figure in an ordered list of all sales prices

⁵ Residential includes SFD, condos and duplex/row houses

⁶ Includes residential, rural and commercial sales

³Average prices indicate market trends only. They do not reflect actual changes for a particular property, which may vary from house to house and area to area. **Sales are compared to the month end reports from the prior period and do not reflect late reported sales.** The RAE trading area includes communities beyond the CMA (Census Metropolitan Area) and therefore average and median prices may include sold properties outside the CMA. For information on a specific area, contact your local REALTOR®.

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**5 Year Residential Activity
Edmonton CMA¹
August 2019**

	2019	2018	2017	2016	2015
Single Family Detached					
New Listings / YTD	1,801 / 14,435	1,917 / 15,665	1,752 / 13,978	1,638 / 13,906	1,804 / 14,765
Sales / YTD	970 / 7,482	1,066 / 7,621	1,002 / 7,778	1,038 / 7,790	1,026 / 8,310
Sales to New Listings Ratio / YTD	54% / 52%	56% / 49%	57% / 56%	63% / 56%	57% / 56%
Sales Volume	421,595,030	453,186,999	441,903,976	452,585,574	451,825,257
Sales Volume YTD	3,196,775,028	3,335,156,735	3,436,916,470	3,408,480,777	3,673,386,546
Average Sale Price	434,634	425,129	441,022	436,017	440,375
Average Sale Price YTD	427,262	437,627	441,877	437,546	442,044
Median Sale Price	392,500	387,250	399,700	405,000	407,000
Median Sale Price YTD	394,000	400,000	405,900	406,503	413,500
Average Days on Market / YTD	57 / 58	58 / 53	50 / 50	49 / 50	52 / 46
Median Days on Market / YTD	43 / 41	45 / 37	36 / 33	35 / 36	38 / 32
Condominium					
New Listings / YTD	854 / 6,844	870 / 8,191	1,016 / 8,386	891 / 7,726	930 / 7,657
Sales / YTD	413 / 2,928	426 / 3,113	415 / 3,183	467 / 3,242	499 / 3,778
Sales to New Listings Ratio / YTD	48% / 43%	49% / 38%	41% / 38%	52% / 42%	54% / 49%
Sales Volume	96,840,292	105,324,593	101,256,472	120,868,329	129,546,486
Sales Volume YTD	669,885,580	756,638,329	805,407,307	828,793,396	972,444,049
Average Sale Price	234,480	247,241	243,991	258,819	259,612
Average Sale Price YTD	228,786	243,058	253,034	255,643	257,397
Median Sale Price	218,500	225,750	228,500	240,000	241,000
Median Sale Price YTD	214,500	224,000	234,000	238,000	238,500
Average Days on Market / YTD	74 / 73	73 / 71	67 / 65	62 / 61	56 / 52
Median Days on Market / YTD	57 / 55	58 / 53	56 / 49	53 / 48	45 / 40
Duplex/Rowhouse					
New Listings / YTD	279 / 2,330	316 / 2,443	311 / 2,226	228 / 2,135	221 / 1,837
Sales / YTD	152 / 1,259	159 / 1,236	187 / 1,295	161 / 1,239	146 / 1,136
Sales to New Listings Ratio / YTD	54% / 54%	50% / 51%	60% / 58%	71% / 58%	66% / 62%
Sales Volume	53,877,219	52,671,457	66,477,449	55,359,193	51,240,010
Sales Volume YTD	421,140,562	423,145,804	453,150,057	428,730,339	402,132,504
Average Sale Price	354,455	331,267	355,494	343,846	350,959
Average Sale Price YTD	334,504	342,351	349,923	346,029	353,990
Median Sale Price	329,500	322,000	332,500	325,500	340,000
Median Sale Price YTD	322,500	329,000	334,000	331,500	342,000
Average Days on Market / YTD	61 / 69	63 / 60	63 / 63	56 / 59	53 / 47
Median Days on Market / YTD	54 / 51	51 / 46	50 / 47	37 / 45	39 / 33
Total Residential²					
New Listings / YTD	3,043 / 24,378	3,194 / 27,069	3,155 / 25,224	2,835 / 24,490	3,024 / 24,836
Sales / YTD	1,571 / 11,918	1,678 / 12,191	1,635 / 12,491	1,700 / 12,473	1,701 / 13,466
Sales to New Listings Ratio / YTD	52% / 49%	53% / 45%	52% / 50%	60% / 51%	56% / 54%
Sales Volume	577,089,019	615,794,526	615,073,247	636,596,482	636,646,253
Sales Volume YTD	4,325,239,170	4,558,345,129	4,740,306,986	4,705,774,697	5,089,352,173
Average Sale Price	367,339	366,981	376,192	374,469	374,278
Average Sale Price YTD	362,917	373,911	379,498	377,277	377,941
Median Sale Price	345,000	345,050	350,000	351,000	358,000
Median Sale Price YTD	346,000	352,500	357,500	359,000	362,000
Average Days on Market / YTD	62 / 64	63 / 59	57 / 56	55 / 55	54 / 49
Median Days on Market / YTD	49 / 47	49 / 42	44 / 39	40 / 40	41 / 35

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

² Total Residential includes residential properties not included in other categories such as vacant lots, parking spaces, mobile homes etc.

**5 Year Rural Activity
Edmonton CMA¹
August 2019**

	2019	2018	2017	2016	2015
Acreeage with Home					
New Listings / YTD	188 / 1,727	180 / 1,756	201 / 1,583	182 / 1,540	193 / 1,726
Sales / YTD	98 / 563	92 / 569	97 / 633	91 / 633	90 / 677
Sales to New Listings Ratio / YTD	52% / 33%	51% / 32%	48% / 40%	50% / 41%	47% / 39%
Sales Volume	54,360,010	53,352,887	58,406,868	49,471,900	58,061,800
Sales Volume YTD	323,819,565	329,677,571	380,424,784	362,793,395	410,373,635
Average Sale Price	554,694	579,923	602,133	543,647	645,131
Average Sale Price YTD	575,168	579,398	600,987	573,133	606,165
Median Sale Price	556,500	522,500	568,000	532,500	562,500
Median Sale Price YTD	520,000	530,500	568,000	548,000	551,500
Average Days on Market / YTD	86 / 82	79 / 77	74 / 83	88 / 76	81 / 73
Median Days on Market / YTD	78 / 59	61 / 51	63 / 53	54 / 51	55 / 51
Vacant Acreeage and Recreational					
New Listings / YTD	44 / 451	42 / 511	59 / 434	50 / 489	49 / 512
Sales / YTD	14 / 108	28 / 147	15 / 151	20 / 145	22 / 143
Sales to New Listings Ratio / YTD	32% / 24%	67% / 29%	25% / 35%	40% / 30%	45% / 28%
Sales Volume	5,109,627	8,622,949	4,176,975	6,933,300	6,062,500
Sales Volume YTD	32,161,877	45,276,185	37,726,080	38,193,305	50,667,827
Average Sale Price	364,973	307,962	278,465	346,665	275,568
Average Sale Price YTD	297,795	308,001	249,842	263,402	354,320
Median Sale Price	216,400	261,500	149,000	223,750	190,000
Median Sale Price YTD	210,000	245,000	205,000	188,000	250,000
Average Days on Market / YTD	166 / 179	160 / 171	187 / 156	93 / 170	152 / 155
Median Days on Market / YTD	134 / 112	141 / 122	91 / 100	86 / 101	119 / 89
Recreational with Home					
New Listings / YTD	0 / 19	3 / 20	0 / 21	4 / 29	4 / 35
Sales / YTD	0 / 8	4 / 12	1 / 9	1 / 9	1 / 16
Sales to New Listings Ratio / YTD	0% / 42%	133% / 60%	0% / 43%	25% / 31%	25% / 46%
Sales Volume	0	1,713,500	460,000	305,000	283,250
Sales Volume YTD	2,102,500	4,432,049	3,441,900	4,039,000	5,836,150
Average Sale Price	0	428,375	460,000	305,000	283,250
Average Sale Price YTD	262,813	369,337	382,433	448,778	364,759
Median Sale Price	0	406,250	460,000	305,000	283,250
Median Sale Price YTD	236,750	317,500	408,000	450,000	316,575
Average Days on Market / YTD	0 / 70	101 / 100	88 / 81	94 / 113	77 / 123
Median Days on Market / YTD	0 / 61	101 / 100	88 / 41	94 / 94	77 / 58
Total Rural²					
New Listings / YTD	232 / 2,197	225 / 2,287	260 / 2,038	236 / 2,058	246 / 2,273
Sales / YTD	112 / 679	124 / 728	113 / 793	112 / 787	113 / 836
Sales to New Listings Ratio / YTD	48% / 31%	55% / 32%	43% / 39%	47% / 38%	46% / 37%
Sales Volume	59,469,637	63,689,336	63,043,843	56,710,200	64,407,550
Sales Volume YTD	358,083,942	379,385,805	421,592,764	405,025,700	466,877,612
Average Sale Price	530,979	513,624	557,910	506,341	569,978
Average Sale Price YTD	527,370	521,134	531,643	514,645	558,466
Median Sale Price	533,500	471,750	529,000	461,750	519,000
Median Sale Price YTD	490,000	475,000	510,000	500,000	522,000
Average Days on Market / YTD	96 / 97	98 / 97	89 / 97	89 / 94	94 / 88
Median Days on Market / YTD	83 / 63	71 / 59	63 / 57	59 / 57	56 / 55

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

² Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

5 Year Commercial Activity (Part 1)

Edmonton CMA¹

August 2019

	2019	2018	2017	2016	2015
Land					
New Listings / YTD	12 / 131	17 / 113	12 / 106	19 / 84	23 / 116
Sales / YTD	4 / 26	4 / 17	2 / 14	2 / 18	3 / 13
Sales to New Listings Ratio / YTD	33% / 20%	24% / 15%	17% / 13%	11% / 21%	13% / 11%
Sales Volume	1,975,000	2,970,000	1,835,000	4,650,000	1,830,000
Sales Volume YTD	17,583,299	13,476,076	13,294,700	20,008,750	9,297,500
Average Sale Price	493,750	742,500	917,500	2,325,000	610,000
Average Sale Price YTD	676,281	792,710	949,621	1,111,597	715,192
Median Sale Price	545,000	462,500	917,500	2,325,000	485,000
Median Sale Price YTD	549,642	475,000	880,000	583,500	420,000
Average Days on Market / YTD	332 / 309	153 / 255	124 / 169	181 / 240	119 / 181
Median Days on Market / YTD	247 / 183	103 / 138	124 / 124	181 / 195	150 / 131
Investment					
New Listings / YTD	34 / 203	34 / 259	15 / 162	21 / 207	28 / 189
Sales / YTD	8 / 50	10 / 63	0 / 59	9 / 60	12 / 53
Sales to New Listings Ratio / YTD	24% / 25%	29% / 24%	0% / 36%	43% / 29%	43% / 28%
Sales Volume	16,861,500	10,284,845	0	5,927,100	10,097,817
Sales Volume YTD	49,520,450	51,192,327	38,159,240	44,519,953	35,196,116
Average Sale Price	2,107,688	1,028,485	0	658,567	841,485
Average Sale Price YTD	990,409	812,577	646,767	741,999	664,078
Median Sale Price	641,500	693,000	0	384,100	541,000
Median Sale Price YTD	562,750	519,200	440,000	405,938	405,000
Average Days on Market / YTD	191 / 199	239 / 176	0 / 160	132 / 160	193 / 143
Median Days on Market / YTD	143 / 118	79 / 107	0 / 131	80 / 124	139 / 112
Multi Family					
New Listings / YTD	8 / 66	6 / 59	6 / 37	8 / 42	1 / 43
Sales / YTD	1 / 12	2 / 14	1 / 12	4 / 14	1 / 13
Sales to New Listings Ratio / YTD	13% / 18%	33% / 24%	17% / 32%	50% / 33%	100% / 30%
Sales Volume	1,734,000	1,492,500	850,000	5,782,000	783,000
Sales Volume YTD	12,425,000	13,911,100	14,960,000	20,893,000	17,669,000
Average Sale Price	1,734,000	746,250	850,000	1,445,500	783,000
Average Sale Price YTD	1,035,417	993,650	1,246,667	1,492,357	1,359,154
Median Sale Price	1,734,000	746,250	850,000	1,366,000	783,000
Median Sale Price YTD	736,500	726,000	852,500	1,260,500	1,075,000
Average Days on Market / YTD	175 / 178	163 / 96	60 / 95	78 / 203	76 / 153
Median Days on Market / YTD	175 / 155	163 / 53	60 / 91	90 / 90	76 / 99
Hotel/Motel					
New Listings / YTD	0 / 0	2 / 6	1 / 4	0 / 1	0 / 4
Sales / YTD	0 / 0	0 / 1	0 / 0	0 / 0	0 / 0
Sales to New Listings Ratio / YTD	0% / 0%	0% / 17%	0% / 0%	0% / 0%	0% / 0%
Sales Volume	0	0	0	0	0
Sales Volume YTD	0	5,650,000	0	0	0
Average Sale Price	0	0	0	0	0
Average Sale Price YTD	0	5,650,000	0	0	0
Median Sale Price	0	0	0	0	0
Median Sale Price YTD	0	5,650,000	0	0	0
Average Days on Market / YTD	0 / 0	0 / 81	0 / 0	0 / 0	0 / 0
Median Days on Market / YTD	0 / 0	0 / 81	0 / 0	0 / 0	0 / 0

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

5 Year Commercial Activity (Part 2)

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Edmonton CMA¹

August 2019

	2019	2018	2017	2016	2015
Business					
New Listings / YTD	21 / 237	10 / 192	24 / 173	14 / 152	20 / 187
Sales / YTD	3 / 31	6 / 35	2 / 33	7 / 33	0 / 28
Sales to New Listings Ratio / YTD	14% / 13%	60% / 18%	8% / 19%	50% / 22%	0% / 15%
Sales Volume	1,180,000	986,000	365,000	768,000	0
Sales Volume YTD	7,806,150	7,368,800	4,877,889	7,405,388	4,763,000
Average Sale Price	393,333	164,333	182,500	109,714	0
Average Sale Price YTD	251,811	210,537	147,815	224,406	170,107
Median Sale Price	390,000	78,000	182,500	100,000	0
Median Sale Price YTD	138,000	110,000	110,000	135,000	94,000
Average Days on Market / YTD	128 / 173	136 / 143	104 / 141	133 / 163	0 / 131
Median Days on Market / YTD	127 / 136	148 / 142	104 / 109	126 / 126	0 / 89
Lease					
New Listings / YTD	14 / 186	23 / 180	19 / 182	19 / 191	18 / 146
Sales / YTD	6 / 62	5 / 58	5 / 55	4 / 49	9 / 50
Sales to New Listings Ratio / YTD	43% / 33%	22% / 32%	26% / 30%	21% / 26%	50% / 34%
Sales Volume	945,358	387,460	501,579	267,105	748,725
Sales Volume YTD	5,551,332	6,570,155	7,430,278	7,242,738	5,320,353
Average Sale Price	157,560	77,492	100,316	66,776	83,192
Average Sale Price YTD	89,538	113,279	135,096	147,811	106,407
Median Sale Price	68,810	53,375	108,000	59,203	72,000
Median Sale Price YTD	56,485	81,420	73,440	88,800	72,963
Average Days on Market / YTD	62 / 152	168 / 157	169 / 190	163 / 137	104 / 151
Median Days on Market / YTD	44 / 102	102 / 108	152 / 119	159 / 86	96 / 68
Farms					
New Listings / YTD	0 / 0	0 / 0	0 / 0	0 / 0	19 / 118
Sales / YTD	0 / 0	0 / 0	0 / 2	1 / 6	2 / 35
Sales to New Listings Ratio / YTD	0% / 0%	0% / 0%	0% / 0%	0% / 0%	11% / 30%
Sales Volume	0	0	0	567,000	3,900,000
Sales Volume YTD	0	0	2,000,000	1,975,000	28,993,000
Average Sale Price	0	0	0	567,000	1,950,000
Average Sale Price YTD	0	0	1,000,000	329,167	828,371
Median Sale Price	0	0	0	567,000	1,950,000
Median Sale Price YTD	0	0	1,000,000	280,000	495,000
Average Days on Market / YTD	0 / 0	0 / 0	0 / 648	381 / 359	20 / 181
Median Days on Market / YTD	0 / 0	0 / 0	0 / 648	381 / 376	20 / 63
Total Commercial²					
New Listings / YTD	89 / 826	92 / 810	77 / 663	82 / 678	109 / 802
Sales / YTD	22 / 182	27 / 188	10 / 175	27 / 180	27 / 192
Sales to New Listings Ratio / YTD	25% / 22%	29% / 23%	13% / 26%	33% / 27%	25% / 24%
Sales Volume	22,695,858	16,120,805	3,551,579	17,961,205	17,359,542
Sales Volume YTD	94,166,231	98,168,458	80,722,107	102,044,829	101,238,969
Average Sale Price	1,031,630	597,067	355,158	665,230	642,946
Average Sale Price YTD	517,397	522,173	461,269	566,916	527,286
Median Sale Price	487,500	355,000	155,660	328,000	270,000
Median Sale Price YTD	265,602	270,074	294,525	302,500	288,275
Average Days on Market / YTD	172 / 192	185 / 165	136 / 168	142 / 172	138 / 153
Median Days on Market / YTD	139 / 124	104 / 112	104 / 117	123 / 122	112 / 92

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

² Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

End of Month Active Inventory (Sales Activity)

Edmonton CMA¹ and City of Edmonton

August 2019

Year	Month	CMA Residential ²	CMA Rural ³	CMA Commercial ⁴	Edmonton Residential ²	Edmonton Commercial ⁴
2015	January	4,310 (751)	864 (50)	581 (12)	3,120 (524)	275 (6)
	February	5,278 (1,071)	1,010 (56)	615 (18)	3,786 (771)	291 (5)
	March	6,277 (1,667)	1,138 (85)	640 (26)	4,416 (1,180)	296 (12)
	April	7,138 (1,826)	1,266 (109)	638 (25)	4,991 (1,270)	303 (13)
	May	7,677 (2,009)	1,340 (126)	640 (22)	5,460 (1,378)	304 (8)
	June	7,548 (2,373)	1,374 (135)	618 (35)	5,445 (1,672)	311 (16)
	July	7,592 (2,068)	1,370 (162)	621 (27)	5,496 (1,483)	309 (11)
	August	7,578 (1,701)	1,341 (113)	626 (27)	5,508 (1,207)	287 (13)
	September	7,446 (1,653)	1,250 (101)	611 (25)	5,345 (1,212)	277 (15)
	October	6,980 (1,367)	1,097 (91)	597 (18)	4,975 (999)	276 (6)
	November	6,337 (1,263)	953 (89)	575 (20)	4,550 (915)	273 (10)
	December	5,320 (831)	806 (50)	502 (12)	3,787 (609)	236 (7)
2016	January	6,008 (703)	872 (32)	530 (10)	4,223 (532)	263 (6)
	February	6,999 (983)	954 (51)	553 (21)	4,888 (728)	284 (14)
	March	7,676 (1,549)	1,062 (75)	557 (28)	5,319 (1,090)	304 (10)
	April	8,209 (1,713)	1,160 (111)	566 (28)	5,650 (1,228)	295 (15)
	May	8,331 (2,063)	1,125 (145)	591 (20)	5,821 (1,411)	318 (9)
	June	8,189 (2,032)	1,155 (152)	591 (21)	5,761 (1,420)	322 (12)
	July	8,155 (1,730)	1,173 (109)	580 (25)	5,732 (1,218)	314 (17)
	August	7,868 (1,700)	1,164 (112)	578 (27)	5,568 (1,198)	312 (17)
	September	7,741 (1,534)	1,137 (82)	569 (23)	5,574 (1,091)	313 (12)
	October	7,210 (1,462)	1,002 (97)	555 (24)	5,187 (1,065)	309 (12)
	November	6,742 (1,120)	936 (64)	553 (21)	4,899 (793)	317 (12)
	December	5,468 (810)	794 (49)	494 (16)	3,919 (615)	284 (11)
2017	January	5,824 (837)	784 (54)	521 (15)	4,169 (600)	294 (9)
	February	6,374 (1,185)	843 (50)	535 (22)	4,533 (867)	296 (19)
	March	7,120 (1,558)	905 (115)	565 (28)	5,046 (1,123)	306 (17)
	April	7,951 (1,578)	1,049 (81)	589 (22)	5,620 (1,126)	305 (20)
	May	8,813 (1,964)	1,188 (121)	588 (31)	6,260 (1,344)	300 (20)
	June	9,018 (1,994)	1,218 (137)	580 (24)	6,435 (1,416)	307 (10)
	July	9,183 (1,740)	1,250 (122)	575 (23)	6,604 (1,223)	304 (19)
	August	9,045 (1,635)	1,250 (113)	592 (10)	6,537 (1,152)	319 (7)
	September	8,744 (1,419)	1,196 (87)	573 (24)	6,366 (1,000)	320 (12)
	October	8,076 (1,420)	1,053 (95)	575 (19)	5,839 (1,033)	322 (11)
	November	7,361 (1,247)	962 (56)	601 (17)	5,321 (936)	341 (10)
	December	6,050 (962)	820 (51)	551 (17)	4,336 (697)	311 (14)
2018	January	6,488 (940)	849 (50)	574 (18)	4,598 (670)	334 (10)
	February	7,109 (1,108)	916 (50)	633 (22)	5,033 (770)	366 (16)
	March	8,344 (1,380)	1,045 (66)	672 (27)	5,846 (988)	386 (20)
	April	9,178 (1,657)	1,124 (91)	683 (26)	6,442 (1,129)	398 (16)
	May	10,291 (1,904)	1,369 (106)	715 (21)	7,294 (1,310)	422 (14)
	June	10,676 (1,801)	1,506 (120)	727 (19)	7,683 (1,255)	435 (8)
	July	10,522 (1,723)	1,528 (121)	721 (28)	7,604 (1,217)	432 (20)
	August	10,044 (1,678)	1,452 (124)	706 (27)	7,293 (1,152)	419 (21)
	September	9,431 (1,312)	1,306 (84)	682 (28)	6,824 (922)	406 (18)
	October	8,736 (1,234)	1,189 (89)	677 (33)	6,310 (853)	397 (23)
	November	8,084 (1,105)	1,054 (70)	686 (14)	5,827 (796)	403 (8)
	December	6,700 (769)	888 (35)	598 (24)	4,774 (566)	341 (15)
2019	January	7,085 (795)	910 (41)	654 (22)	5,012 (575)	378 (16)
	February	7,433 (976)	951 (44)	683 (18)	5,245 (710)	389 (10)
	March	8,290 (1,197)	1,082 (70)	729 (15)	5,813 (849)	420 (11)
	April	8,996 (1,680)	1,235 (81)	731 (29)	6,370 (1,149)	432 (19)
	May	9,523 (1,978)	1,345 (102)	788 (27)	6,840 (1,361)	461 (17)
	June	9,449 (1,806)	1,419 (116)	746 (24)	6,830 (1,261)	428 (15)
	July	9,089 (1,915)	1,447 (113)	753 (25)	6,613 (1,335)	438 (15)
	August	8,818 (1,571)	1,408 (112)	726 (22)	6,445 (1,108)	409 (11)

¹ Please refer to Appendix A for the full list of areas within the Edmonton CMA (Census Metropolitan Area).

² Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

³ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

⁴ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.

August 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Single Family Detached							
Northwest	Sales	48	42	44	323	301	306
	Average	461,738	406,430	425,841	429,809	444,608	426,990
	Median	452,500	373,325	377,500	390,000	384,000	376,950
North Central	Sales	126	133	122	1,010	1,029	1,056
	Average	365,838	364,877	367,060	363,780	376,822	385,558
	Median	354,500	350,000	354,500	355,900	367,000	368,750
Northeast	Sales	42	48	50	275	289	299
	Average	299,534	314,432	329,144	324,428	320,747	345,745
	Median	308,200	301,875	314,500	307,900	298,500	320,000
Central	Sales	15	28	24	179	194	216
	Average	272,667	267,636	259,617	249,385	296,576	276,849
	Median	240,000	243,500	265,750	231,500	274,500	258,500
West	Sales	59	65	63	476	523	557
	Average	460,499	498,546	566,314	497,761	532,572	535,488
	Median	377,500	440,000	440,000	410,500	437,000	441,000
Southwest	Sales	101	102	108	742	736	862
	Average	577,547	545,129	546,237	564,758	575,010	564,110
	Median	490,000	468,950	485,250	483,750	510,000	499,700
Southeast	Sales	95	125	129	882	943	968
	Average	391,582	399,221	407,779	394,690	405,572	402,022
	Median	364,000	375,000	380,000	371,000	375,000	379,750
Anthony Henday	Sales	155	141	112	1,078	958	920
	Average	517,924	515,656	535,404	481,604	500,055	511,471
	Median	459,900	460,000	485,000	445,000	452,250	467,500
City of Edmonton Total	Sales	641	684	652	4,965	4,973	5,184
	Average	449,157	436,848	450,071	435,725	449,439	452,397
	Median	399,900	386,500	399,000	395,000	402,500	408,000
Condominiums							
Northwest	Sales	14	10	19	76	78	78
	Average	333,375	248,250	247,787	271,562	246,193	257,358
	Median	334,000	211,000	223,500	267,950	244,750	237,250
North Central	Sales	47	55	49	366	398	400
	Average	193,519	190,101	215,524	198,361	204,849	218,321
	Median	188,000	180,000	205,000	192,250	195,000	212,000
Northeast	Sales	26	15	39	190	170	206
	Average	165,919	169,412	173,136	159,044	165,880	177,642
	Median	161,250	160,000	175,000	157,750	165,000	175,000
Central	Sales	74	64	63	426	464	491
	Average	241,216	289,676	284,828	251,091	274,721	289,180
	Median	186,500	240,000	276,000	232,500	253,325	280,000
West	Sales	28	37	41	225	243	258
	Average	235,621	226,596	212,724	201,651	219,267	226,361
	Median	207,000	210,000	192,000	185,000	194,000	205,000
Southwest	Sales	64	61	62	454	440	489
	Average	254,451	273,637	272,431	248,651	273,243	281,102
	Median	225,500	265,750	262,450	229,825	255,000	267,500
Southeast	Sales	44	50	48	315	384	348
	Average	202,256	233,575	221,000	208,260	222,694	229,770
	Median	195,500	225,000	226,500	197,500	215,000	220,500
Anthony Henday	Sales	45	54	34	360	385	376
	Average	243,490	263,266	263,325	236,808	256,369	266,088
	Median	238,000	256,500	254,000	228,250	245,000	255,000
City of Edmonton Total	Sales	342	346	355	2,412	2,562	2,646
	Average	230,015	245,634	239,827	223,687	239,706	250,133
	Median	210,750	224,500	221,000	207,000	219,000	228,400

n/a = insufficient data

August 2019

	2019	2018	2017	2016	2015
Edmonton City Monthly					
New Listings	2,282	2,392	2,360	2,119	2,246
Sales	1,119	1,173	1,159	1,215	1,220
Sales Volume	424,926,716	435,661,693	431,945,826	459,792,749	456,537,586
Edmonton City Year to Date					
New Listings	18,096	20,024	18,619	17,836	18,255
Sales	8,462	8,616	8,972	8,925	9,569
Sales Volume	3,081,265,473	3,240,702,555	3,420,528,290	3,381,078,655	3,594,769,579
Edmonton City Month End Active Inventory					
Residential	6,445	7,293	6,537	5,568	5,508
Commercial	409	419	319	312	287
TOTAL	6,854	7,712	6,856	5,880	5,795
<hr/>					
Edmonton CMA Monthly					
New Listings	3,364	3,511	3,492	3,153	3,379
Sales	1,705	1,829	1,758	1,839	1,841
Sales Volume	659,254,514	695,604,667	681,668,669	711,267,887	718,413,345
Edmonton CMA Year to Date					
New Listings	27,401	30,166	27,925	27,226	27,911
Sales	12,779	13,107	13,459	13,440	14,494
Sales Volume	4,777,489,343	5,035,899,392	5,242,621,857	5,212,845,226	5,657,468,754
Edmonton CMA Month End Active Inventory					
Residential	8,818	10,044	9,045	7,868	7,578
Rural	1,408	1,452	1,250	1,164	1,341
Commercial	726	706	592	578	626
TOTAL	10,952	12,202	10,887	9,610	9,545
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Total Board Monthly					
New Listings	3,960	4,100	4,129	3,717	3,886
Sales	1,918	2,056	1,994	2,071	2,134
Sales Volume	716,321,406	753,856,457	741,557,645	773,199,778	796,188,378
Total Board Year to Date					
New Listings	32,321	35,373	32,949	32,053	33,026
Sales	14,457	14,732	15,141	15,052	16,328
Sales Volume	5,215,392,439	5,462,385,262	5,697,817,871	5,641,107,775	6,162,644,850

August 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Barrhead	Sales	3	6	9	38	39	53
	Sales Volume	n/a	1,527,000	2,288,000	9,093,100	8,641,500	12,271,515
	Average Price	n/a	254,500	254,222	239,292	221,577	231,538
	Median Price	n/a	266,000	305,000	213,500	205,000	224,000
Beaumont	Sales	30	32	46	234	275	260
	Sales Volume	13,554,640	13,093,819	21,407,175	98,433,825	122,010,705	113,186,063
	Average Price	451,821	409,182	465,373	420,657	443,675	435,331
	Median Price	460,125	411,000	475,800	421,250	435,000	431,250
Bonnyville	Sales	6	7	9	45	60	53
	Sales Volume	1,142,000	1,388,500	2,528,000	9,974,000	16,507,633	14,726,150
	Average Price	190,333	198,357	280,889	221,644	275,127	277,852
	Median Price	187,500	150,000	290,000	199,000	285,000	304,900
Cold Lake	Sales	11	16	18	195	180	181
	Sales Volume	3,123,500	5,486,500	6,384,739	54,491,670	51,480,899	59,288,495
	Average Price	283,955	342,906	354,708	279,444	286,005	327,561
	Median Price	293,000	365,000	330,000	289,300	295,000	320,000
Devon	Sales	11	8	9	61	72	62
	Sales Volume	3,518,100	2,524,400	2,784,999	18,690,100	22,334,881	20,806,649
	Average Price	319,827	315,550	309,444	306,395	310,207	335,591
	Median Price	316,000	341,250	324,500	315,000	316,450	325,250
Drayton Valley	Sales	8	7	18	75	50	83
	Sales Volume	1,782,000	1,579,345	4,436,900	16,715,500	11,239,545	21,541,950
	Average Price	222,750	225,621	246,494	222,873	224,791	259,542
	Median Price	172,500	231,000	273,500	235,000	230,500	269,900
Fort Saskatchewan	SFD Sales	35	41	37	221	209	221
	SFD Average Price	403,321	406,224	420,467	397,674	416,893	421,588
	SFD Median Price	375,000	377,000	410,000	385,000	403,000	402,500
	Condo Sales	8	7	3	45	36	44
	Condo Average Price	241,406	248,714	n/a	241,534	226,900	249,410
	Condo Median Price	212,500	235,000	n/a	237,500	215,000	230,000
Total Sales Volume	18,802,500	21,846,350	20,556,288	122,018,440	120,216,519	134,306,458	
Gibbons	Sales	5	5	4	48	35	51
	Sales Volume	1,365,500	1,166,400	n/a	13,295,600	10,069,650	15,651,500
	Average Price	273,100	233,280	n/a	276,992	287,704	306,892
	Median Price	280,000	218,000	n/a	274,000	275,000	295,000
Leduc	SFD Sales	32	36	30	278	282	239
	SFD Average Price	381,994	379,794	385,037	372,400	368,941	380,044
	SFD Median Price	366,500	362,450	383,250	350,000	355,450	375,000
	Condo Sales	7	4	6	53	45	38
	Condo Average Price	219,286	n/a	292,083	216,855	230,407	242,864
	Condo Median Price	200,000	n/a	273,500	200,000	210,000	225,500
	Total Sales Volume	16,980,500	17,786,850	15,828,700	136,454,654	133,935,814	115,526,909

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

August 2019

	2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Morinville						
Sales	22	22	10	128	154	141
Sales Volume	5,675,125	6,813,500	3,366,150	38,968,869	49,168,868	46,223,640
Average Price	257,960	309,705	336,615	304,444	319,278	327,827
Median Price	278,500	325,000	352,500	304,250	328,000	330,000
Sherwood Park						
SFD Sales	58	85	75	563	579	577
SFD Average Price	458,196	432,014	470,469	452,648	448,666	458,721
SFD Median Price	436,750	412,500	431,500	420,000	425,000	435,000
Condo Sales	21	28	19	154	170	154
Condo Average Price	287,940	282,993	323,000	289,890	286,715	306,054
Condo Median Price	276,000	278,950	318,000	279,351	280,500	297,750
Total Sales Volume	35,138,592	46,361,499	42,719,866	319,452,380	330,176,507	334,092,521
Spruce Grove						
SFD Sales	43	41	37	272	279	313
SFD Average Price	381,611	411,309	388,743	393,014	394,771	395,506
SFD Median Price	360,000	392,780	385,000	370,000	383,500	385,000
Condo Sales	4	8	7	44	53	56
Condo Average Price	n/a	251,734	241,714	234,589	221,623	230,703
Condo Median Price	n/a	247,688	250,000	215,500	212,500	218,000
Total Sales Volume	19,734,010	23,914,955	21,666,468	148,557,442	153,942,568	165,594,651
St. Albert						
SFD Sales	67	89	75	555	590	546
SFD Average Price	455,109	454,951	459,875	465,789	478,799	472,975
SFD Median Price	417,000	418,000	433,000	427,000	443,000	435,500
Condo Sales	24	23	14	153	176	159
Condo Average Price	253,602	251,593	245,589	256,791	272,287	276,325
Condo Median Price	242,125	242,000	234,250	249,250	249,000	260,000
Total Sales Volume	39,084,041	48,443,590	39,347,781	313,507,096	342,981,170	314,411,866
St. Paul						
Sales	6	6	8	65	74	66
Sales Volume	799,500	1,679,500	2,289,000	13,874,842	18,671,300	17,907,200
Average Price	133,250	279,917	286,125	213,459	252,315	271,321
Median Price	86,000	301,250	286,250	228,000	259,000	275,000
Stony Plain						
Sales	30	21	38	215	196	255
Sales Volume	9,851,300	5,910,900	12,326,346	66,457,693	63,265,430	84,954,924
Average Price	328,377	281,471	324,378	309,106	322,783	333,157
Median Price	307,000	292,500	321,000	310,000	325,000	330,000
Vegreville						
Sales	4	2	10	39	38	46
Sales Volume	n/a	n/a	2,561,500	7,213,900	7,644,000	9,950,400
Average Price	n/a	n/a	256,150	184,972	201,158	216,313
Median Price	n/a	n/a	247,500	169,500	205,000	225,000
Westlock						
Sales	4	5	6	45	45	45
Sales Volume	n/a	1,046,000	921,000	10,550,300	8,965,950	8,811,250
Average Price	n/a	209,200	153,500	234,451	199,243	195,806
Median Price	n/a	260,000	137,500	220,000	200,000	214,000
Wetaskiwin						
Sales	23	18	13	110	113	103
Sales Volume	4,312,400	4,124,750	2,388,400	22,034,171	25,663,825	24,036,250
Average Price	187,496	229,153	183,723	200,311	227,113	233,362
Median Price	204,000	205,000	185,500	204,500	221,500	230,000

n/a = insufficient data

¹ Residential includes all types of residential properties including Single Family Detached, Condominiums, Duplexes, Rowhouses, vacant lots, parking spaces, mobile homes etc.

August 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Rural¹ Sales by County							
Athabasca County	Sales	3	3	5	33	26	28
	Sales Volume	n/a	n/a	1,166,500	8,764,900	5,848,300	7,275,476
Bonnyville M.D.	Sales	11	8	12	89	80	83
	Sales Volume	2,365,400	2,393,100	4,257,000	27,815,090	30,777,448	32,011,890
Lac la Biche County	Sales	0	2	2	4	4	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	0	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	17	25	17	106	119	130
	Sales Volume	8,769,500	11,308,850	9,899,000	54,631,200	54,517,188	63,016,980
Parkland County	Sales	41	63	47	258	301	339
	Sales Volume	20,294,962	29,980,536	23,553,168	118,313,095	141,863,597	164,485,767
Smoky Lake County	Sales	1	5	1	20	20	10
	Sales Volume	n/a	914,900	n/a	5,697,927	3,464,800	1,576,500
St. Paul County	Sales	1	6	6	55	66	60
	Sales Volume	n/a	1,208,000	539,500	12,355,450	10,608,150	11,488,400
Strathcona County	Sales	33	26	27	201	207	195
	Sales Volume	19,788,450	15,765,700	17,093,775	120,813,672	122,618,170	120,917,467
Sturgeon County	Sales	21	10	22	114	101	129
	Sales Volume	10,616,725	6,634,250	12,497,900	64,325,975	60,386,850	73,172,550
Thorhild County	Sales	2	2	4	18	18	23
	Sales Volume	n/a	n/a	n/a	4,859,640	4,826,900	5,803,833
Two Hills County	Sales	2	1	1	6	13	12
	Sales Volume	n/a	n/a	n/a	1,845,000	2,679,400	3,859,500
Vermilion River County	Sales	0	0	0	3	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Rural Sales do not include farms. A farm is a property zoned agricultural that is either revenue producing or 40 or more acres in size.

August 2019

		2019	2018	2017	2019 YTD	2018 YTD	2017 YTD
Commercial¹ Sales by County							
Athabasca County	Sales	1	0	0	1	0	2
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Bonnyville M.D.	Sales	1	0	0	6	2	8
	Sales Volume	n/a	n/a	n/a	2,026,300	n/a	2,806,160
Lac la Biche County	Sales	0	0	0	1	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Lac Ste. Anne County	Sales	0	0	0	2	2	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Leduc County	Sales	0	1	0	1	2	3
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Parkland County	Sales	2	1	0	5	2	2
	Sales Volume	n/a	n/a	n/a	2,746,500	n/a	n/a
Smoky Lake County	Sales	0	1	0	1	2	4
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
St. Paul County	Sales	1	0	0	9	5	3
	Sales Volume	n/a	n/a	n/a	2,745,000	1,327,236	n/a
Strathcona County	Sales	1	0	0	3	1	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Sturgeon County	Sales	0	0	0	2	2	1
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Thorhild County	Sales	0	1	0	1	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Two Hills County	Sales	0	0	0	2	0	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a
Vermilion River County	Sales	0	0	0	0	1	0
	Sales Volume	n/a	n/a	n/a	n/a	n/a	n/a

n/a = insufficient data

¹ Farms are included in Commercial if the property is zoned agricultural and is either revenue producing or 40 or more acres in size.